



GENERAL NOTES:

- BEARING SOURCE: Texas State Plane Coordinates - North Central Zone - NAD 83 Datum, are based upon Euless Control Monuments E13 & E14.
- Combined Scale Factor = 0.999851
- Bearings & Coordinates shown are City of Euless grid, rotation angle = +00°47'05"
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.
- The City will not maintain any interior drainage systems that originate within this private development.
- This Plat is Not Intended for Construction and may only be used for Conveyance Purposes Only.
- According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 48439C0230K, revised September 25, 2009, the subject property appears to lie within:

Zone "X" (not shaded on panel) defined therein as:

"areas determined to be outside 500-year floodplain."

The above information was derived from fema's web site. the referenced flood insurance rate map was the current map available on said web site during the research phase of this survey. Additional research into letters of map revision, amendment, or any other information on said web site was not performed. Votex Surveying Company makes no representation as to the accuracy or current status of said maps.

**NORTH INDUSTRIAL BOULEVARD  
(F. M. HIGHWAY 157)**  
CONCRETE SURFACE  
(A 120' PUBLIC RIGHT-OF-WAY)

**SURVEYOR'S CERTIFICATION**

This is to certify that I, Dennis D. Vote, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

**PRELIMINARY ONLY, NOT FOR RECORDING**

DENNIS D. VOTE, Registered Professional Land Surveyor, #4813  
VOTEX SURVEYING COMPANY, 4548 Tuscan Drive  
Plano, Texas 75093-7042, (972) 964-0858 FAX: (972) 964-3604  
Email: dennisvote@tx.rr.com

BEFORE ME, the undersigned authority, on this day personally appeared Dennis D. Vote known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public, in and for the State of Texas  
My commission expires \_\_\_\_\_  
Printed name: \_\_\_\_\_

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS Lyons Equities Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the J.P. Halford Survey, Abstract No. 711, County of Tarrant, according to the deed recorded in Volume 11751, Page 1620, D.R.T.C.T., and more particularly described as follows:

BEGINNING at a 1/2" capped iron rod found stamped "CORA" at the southwest corner of said Lyons Equities, Inc. tract, said point being the northwest corner of Lot 1, Block A, Allen Estates, an addition to the City of Euless, according to the plat thereof recorded Cabinet A, Slide 8365, Plat Records, Tarrant County, Texas, and also being the southwest corner of a tract of land described in a deed to The State of Texas recorded in Volume 12328, Page 1154, Dead Records, Tarrant County, Texas, and being in east right-of-way line of North Industrial Boulevard (F.M. Highway 157) and the north right-of-way line of Clinic Drive;

THENCE N 00°50'55" W, crossing said Lyons Equities, Inc. tract, and along the east line of said State of Texas tract, and the east right-of-way line of North Industrial Boulevard, a distance of 245.55 feet to a 1/2" iron rod set for corner;

THENCE N 89°09'05" E, crossing said Lyons Equities Inc. tract, a distance of 206.33 feet to a 1/2" iron rod set for corner;

THENCE S 00°50'55" E, continuing crossing said Lyons Equities Inc. tract, a distance of 250.00 feet to a 1/2" inch iron rod set in the south line of said Lyons Equities Inc. tract, and being in the north line of Lot 2, Block A, of said Allen Estates;

THENCE N 89°36'44" W, along the south line of said Lyons Equities Inc. tract and the north line of said Lot 2, Block A, passing at 64.50 feet the common corner of said Lot 2, Block A, and Lot 1, Block A, and continuing a total distance of 206.38 feet to the POINT OF BEGINNING and containing 51,125 square feet or 1.1737 acres of land more or less.

Now therefore know all men by these presents.

That Lyons Equities Inc., through the undersigned authority, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 2 OF HARWOOD PLAZA ADDITION, an addition to the City of Euless, Texas, and does hereby dedicate to the public use forever the streets and alleys shown herein; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein, Lyons Equities Inc., does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

WITNESSED MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

Chris Lyons

Lyons Equities Inc.,

To the best of my knowledge there are no liens against this property.

Chris Lyons, Vice President

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lyons, Vice President, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public, in and for the State of Texas  
My commission expires \_\_\_\_\_  
Printed name: \_\_\_\_\_

**CITY APPROVAL**

The City of Euless Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Tarrant County, Texas.

Chairman, Euless Planning and Zoning Commission

Date of P&Z Approval

**CONVEYANCE PLAT CASE NUMBER: 13-08-FP**

**LOT 1, BLOCK 2**

**HARWOOD PLAZA ADDITION**

1 LOT LOCATED ON 1.1737 ACRES OF LAND OUT OF THE

J.P. HALFORD SURVEY, ABSTRACT NO. 711

CITY OF EULESS, TARRANT COUNTY, TEXAS

**DATE OF PREPERATION: DECEMBER 23, 2013**

SCALE: 1"=40' DATE: DECEMBER 23, 2013

THIS PLAT FILED IN CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ ON DATE \_\_\_\_\_

**PROJECT NO. 2010-009-E**

OWNER:

LYONS EQUITIES INC. TRUSTEE  
4562 BRASS WAY  
DALLAS, TEXAS 75236  
214-720-7200  
CHRIS LYONS, VICE PRESIDENT

SURVEYOR:

VOTEX SURVEYING COMPANY  
4548 TUSCANY DRIVE  
PLANO, TEXAS 75093-7042  
972-964-0858  
CONTACT: DENNIS VOTE